



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236

## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

AUGUST 1, 2002

**PRESENT:** Kennett, Martin,

\_\_\_\_\_  
**ABSENT:** Fruit, Pyle

\_\_\_\_\_  
**LATE:** None

\_\_\_\_\_  
**STAFF:** Planning Manager (PM) Rowe

### REGULAR MEETING

Chair Kennett called the meeting to order at 7:12 p.m.

### DECLARATION OF POSTING OF AGENDA

PM Rowe certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

**A quorum was not present and a Committee of the Whole was declared.**

### OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

### MINUTES:

**JULY 11, 2002**

**On the order of Chairperson Kennett,** there being no objection, approval of the July 11, 2002 minutes was continued to the August 15, 2002 meeting.

# **ARCHITECTURAL REVIEW BOARD**

**AUGUST 1, 2002**

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## **CONSENT CALENDAR:**

1. **EXTENSION OF TIME, EOT-02-07/SR-00-30: ADAMS-RAR CONSTRUCTION:** A request for an extension of time on site, architectural and landscape plan approval for the construction of four light industrial buildings located at 18800 Adams Ct. in the ML, Light Industrial zoning district.

**On the order of Chairperson Kennett**, there being no objection, the Committee of the Whole continued this item to the August 15, 2002 meeting.

## **OLD BUSINESS:**

2. **SITE REVIEW, SR-01-31: E. DUNNE-GREWAL:** A request for site, architectural and landscape plan approval for the construction of four single-family residential units on a 1.75-acre site, located at the northeast corner of Hill Road and E. Dunne Avenue.

**On the order of Chairperson Kennett**, there being no objection, the Committee of the Whole continued this item to the August 15, 2002 meeting.

## **OTHER BUSINESS:**

3. **SITE REVIEW, SR-01-18: MONTEREY-MORGAN HILL MEDICAL CENTER:** A request for approval of a 66,880 sf office building to be constructed on a 2.93 acre parcel located on the west side on Monterey Rd., approximately 300 ft. north of the Cosmo Ave./Monterey Rd. intersection. The zoning on the property is Commercial Office. A mitigated negative declaration is proposed for the project.

PM Rowe presented the staff report on this item. The Committee of the Whole reviewed the recommended plan modifications outlined in the staff report. The applicant, Mr. Mike Achkar, asked for consideration to remove the significant trees on the site, including the three oak trees. Preservation of the trees would be difficult given the amount of fill that would need to be brought onto the site for flood protection. Mr. Achkar indicated that up to 5 feet of fill may be required. Mr. Achkar also indicated that he plans to include 50 oak trees in the landscape plan to make up for the removal of the significant trees on the property. Regarding the parking concerns outlined in the staff report, that applicant asked for consideration to allow a portion of the building to remain vacant until the phase II area parking could be constructed. Mr. Achkar also asked that he not be required to install the bicycle and pedestrian path in the phase II parking area. PM Rowe responded that a path will be constructed on the west side of the creek within the Water District right-of-way, so the bike/pedestrian path is no longer a requirement of this development. The applicant requested direction from the Board on how to best proceed with this development.

Board member Martin felt that the building was too massive and tall for the site. The second story should be setback from the first floor. Chairperson Kennett agreed and indicated the applicant should also consider varying the plate heights between the first and second floors. The Committee of the Whole agreed that the building needed to be sized to meet the parking requirements in the City's parking ordinance. The support columns for the building need to be factored into the parking beneath the building. These columns would likely displace between four and eight parking spaces. It was also noted that the covered parking needed to be 10 feet in width and 20 feet in length per the City Parking Ordinance. This will further reduce the number

of spaces beneath the building.

Chairperson Kennett observed that building is surrounded by concrete. The landscape plan should include landscaping next to the building on all sides. The applicant should be less ambitious with the size of the building and include more of the site area in landscaping. The applicant estimated that 20,000 square feet of the site would be in landscaping. Staff noted that figure represents only 15.6 percent of the total site area.

Board member Martin would support removal of the existing trees. Chairperson Kennett agreed provided an appropriate number of trees and some larger specimen trees were included in the landscape plan. Mr. Achkar said he was considering using 24 inch or 36 inch box size trees in the landscape areas.

PM Rowe recommended that applicant include well-defined entries to the building on the back or parking lot side of the building. These entries may also displace some the parking spaces shown on the site plan. We respect to leaving a portion of the building vacant, PM Rowe indicated that staff would recommend denial of the request. The building should be sized according to the available parking within the phase I parking area. As proposed, the building would have the minimum number of parking spaces required by code for a general office use. The phase II parking area should be looked at as future surplus parking that may allow the applicant to market the office to a broader range of potential uses. Parking in excess of the one space per 300 square feet proposed may allow a portion of the building to be used for medical offices. As proposed with the minimum general office parking, the City would deny a business license and would not issue a building permit for tenant improvements for a medical office because the site plan does not have enough parking to meet the one space per 200 square foot standard required for medical offices.

It was the consensus of the Committee of the Whole that the building needed to be smaller and that more on site parking should be provided in excess of the minimum the parking code requires.

**4. PLANNED UNIT DEVELOPMENT (PUD) PROCESS:**

**On the order of Chairperson Kennett**, there being no objection, the Committee of the Whole continued this item to the August 15, 2002 meeting.

**ANNOUNCEMENTS:**

PM Rowe asked board members to reserve Saturday, September 21, 2002 for the City's Leadership Forum, a policy workshop for members of city advisory boards and commissions.

**ADJOURNMENT:** There being no further business, Chair Kennett adjourned the meeting at 8:52 p.m.

**MINUTES PREPARED BY:**

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**JIM ROWE**